

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, January 30, 2007

Special Meeting – Village Board of Trustees, CDA & PC

Members present: Steve Jansen, Kristine Beck, Gary Johnson, George Loumos, Mark Soine. **Absent:** Tim Hastings, Fred Kobylinski.

Meeting called to order by Steve Jansen at 6:00 p.m.

• **Village of Sturtevant TID District**

This joint meeting was called by Village Trustees Gary Johnson and Daryl Lynaugh. The purpose of the meeting was to discuss new projects, possible amendments, and financing ideas as they relate to the current TID District. Mr. Michael Harrigan of Ehlers & Associates started off by giving a brief history and update. He indicated that our TID district has been one of the more successful districts in the state as we've been able to substantially increase our equalized value. As it stands today, the tax base will be enough to pay outstanding debt in the year 2012 and that we would be able to close the district well ahead of schedule.

With ideas pertaining to expanding the TID to encompass the Highway 11 corridor to spur development there, Mr. Harrigan indicated that such districts cannot be expanded (or new ones created) if a district exceeds 12% of a community's equalized value. Our TID district is currently at 32%. We would have to remove a portion of the current value of the TID in order to expand it to cover the Highway 11 corridor or any other area. Of course, the possible closing date would be pushed out, but on the negative side the action was projected to lead to a general fund subsidy for five years and wasn't recommended by Ehlers & Associates.

The discussion turned to a number of improvements that could be made in the TID that would benefit not only the district but the entire Village. Those improvements included retention ponds, sidewalks, pedestrian/bike paths, tree planting and landscaping in various portions of the TID. It was noted that some of the pond work is required as it will allow Sturtevant to comply with certain DNR mandated storm water requirements. All of the improvements could be paid for through the ITD without using monies from the general fund or having to pay back any money borrowed for required work. Ehlers & Associates indicated that the improvements would only add two years to the possible closing of the TID. Since, at this point, there is no benefit to the Village's operating budget in paying off the TID early if the levy limits exist in the form similar to the previously enacted limits, the CDA decided it would be prudent to proceed with the improvements as proposed.

In addition to the discussions above, Daryl Lynaugh presented everyone with a copy of the By-Laws and Rules of Procedure for the CDA.

Adjournment – Motion Steve Jensen, Second Mark Soine to adjourn. All ayes. Motion carried. Meeting adjourned at 7:20 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission